

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PLEASANTON

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Anton Hacienda	5+	Renter	35	0	0	133	168	168	Local Housing Trust Funds	Inc	
Continueing Life Communities at Staples Ranch	5+	Renter	3	3	4	57	67	67			The Continuing Life Communities project at Staples Ranch is a large senior living community being developed as a phased Planned Unit Development. The total number of units in all phases of the PUD is 635. Permits were issued for 424 units in 2012 and 67 units in 2013, including multi-family housing, and single detached and attached units. The project has an affordability agreement with the City of Pleasanton to market

											and offer fifteen percent of the total number of units as affordable housing in the following amounts: 5% at 100% of AMI; 5% at 80% of AMI; 5% at 50% AMI. These percentages are reflected in the number of units above. The affordable units will not be designated until they are tenanted thus the unit categories are not known at this time.
(9) Total of Moderate and Above Moderate from Table A3					12	259					
(10) Total by Income Table A/A3			38	3	12	259					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	8	0	8	8
No. of Units Permitted for Above Moderate	69	0	0	0	0	69	69

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1076	0	0	0	0	35	0	0	0	0	38	1038
	Non-Restricted		0	0	0	0	3	0	0	0	0		
Low	Deed Restricted	1599	0	0	0	0	0	0	0	0	0	3	1596
	Non-Restricted		0	0	0	0	3	0	0	0	0		
Moderate		720	0	0	0	0	12	0	0	0	0	12	708
Above Moderate		753	0	0	0	0	259	0	0	0	-	259	494
Total RHNA by COG. Enter allocation number:		4148	0	0	0	0	312	0	0	0	0	312	3836
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 6.1	Continue monitoring second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit Administrative Design Review approvals requiring a monitoring program. Complete next rent unit survey by December 2013	12/31/2013	The City continues to monitor second units within the City as required by the following standards for all approved second units: The owner of the lot on which a second unit is located shall participate in the city's monitoring program to determine rent levels of the second units being rented. The City developed a database of existing second units and conducted an initial survey in 2007. An updated rent survey was sent out in February 2014.
Program 6.3	Consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, and consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, and consider other measures to promote the creation of second units.	01/31/2013	The City continues to promote the creation of second units. In 2013 Staff reviewed all existing design and performance standards for second units and concluded that creating an exception to the 15-foot height limit to enable construction of second units above a detached garage would allow greater flexibility for accommodating a second unit with minimal impacts to neighboring properties. On September 17, 2013 the City Council adopted Ordinance No. 2080 amending Pleasanton Municipal Code Chapter 18.84 and Chapter 18.106 to comply with Program 6.3 of the Housing Element.
Program 7.1	Monitor new multiple-family residential	01/31/2015	The City continues to monitor new multi-family residential developments. In

	development proposals with respect to housing tenure to ensure that sufficient numbers of rental units are provided to meet the objective. Encourage at least 50 percent of multiple-family housing units to be rental apartments.		2013 eighty-one percent of the residential building permits issued were for rental housing.
Program 9.1	<p>Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development is consistent with the City's current and new infrastructure capacities, including roadways, water, sewer, and facilities, etc. The objective of this program is to assure that the City's Growth Management Program is consistent with State law and that there is a procedure for assuring that there is available infrastructure to serve future approved residential development.</p> <p>Review Annually</p>	12/31/2013	The City continues to monitor the Growth Management Program. On November 20, 2012 the City Council adopted Ordinance No. 2054 amending Pleasanton Municipal Code Chapter 17.36 establishing a revised program to ensure that the Growth Management Ordinance does not prevent the City from meeting its share of the regional housing need (per Program 29.2). A Growth Management Report was presented to the City Council on October 15, 2013 determining that the annual unit allocation commencing July 1, 2014 through June 30, 2022 shall be 235 units, consistent with RHNA allocation requirements.
Program 9.6	Adopt a density bonus ordinance consistent with State law.	07/01/2013	On September 17, 2013 the City Council adopted Ordinance No. 2082 adding Pleasanton Municipal Code Chapter 17.38 a to comply with Program 9.6 of the Housing Element and State Density Bonus Law
Program 11.2	<p>Attempt to rehabilitate five ownership-housing units affordable to extremely low-, low- and very-low-income households identified as having major building code violations each year between 2007 and 2014, and maintain their affordability.</p> <p>Attempt to rehabilitate at least one apartment complex by 2014. Single-family homes will be identified through the City's Housing Rehabilitation Program which already has in place an outreach program. The City will survey existing apartment complexes, including working with local non-profit housing development agencies, to ascertain the need for rehabilitation. Owners of identified complexes will be contacted and made aware of the availability of rehabilitation assistance. Annually</p>	12/31/2013	<p>The City continues to rehabilitate housing to the greatest extent feasible. A total of six (6) homes received loans for major rehab work in 2012 and 2013 through the City's existing Housing Rehabilitation Program. In addition, 24 homeowners received minor home repair grants through the program. All homes were occupied by low, very low, and extremely low income households.</p> <p>No City-sponsored major rehab work was implemented in apartment complexes; however, the City completed one small project to install accessibility improvements at a privately-owned rental unit occupied by an extremely low income tenant.</p>

Program 11.3	Strive to construct, rehabilitate, and conserve the City's regional share of housing within the constraints of available infrastructure, traffic, air quality, and financial limits, by the conclusion of the current Regional Housing Needs Determination period in 2014.	12/31/2013	Prior to the adoption of the 2007-2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services. Combined they can accommodate approximately 2,326 units. Three additional sites were previously upzoned as part of a TOD near the BART station. The City is facilitating high density residential development on these sites. In 2013 Planning approval was awarded to the high density/mixed use project for 168 unit Anton Hacienda development and building permits were issued for the development on the formerly rezoned Nearon site. Additionally, Planning approvals were awarded to three high density/mixed use project with a combined total of 958 rental apartments on three of the formerly rezoned sites (Auf de Maur site, Carr America site, and Pleasanton Gateway). Affordable housing agreements to designate a total of 82 units for rental by very low- and low-income households were approved for three projects. The City has received development proposal to develop half of the CM Capital site with 177 potential future units. Furthermore, in 2013 permits were issued for 312 dwelling units, 67 of which are a part of the 635-unit Continuing Life Communities senior housing project.
Program 13.5	Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.	01/31/2015	The City continues to issue bonds and provide funding for appropriate projects. One new apartment project, Anton Hacienda, requested City assistance for bond issuance in 2012 and went through the development process in 2013 (with approval by the City Council in May 2013). The 168-unit project (with 35 units for very low income households) received building permits in late 2013 and began construction in January 2014.
Program 14.2	Waive City fees for housing developments affordable to extremely low-, low- and very-low-income households.	01/31/2015	The City continues to waive City fees for eligible affordable projects. In 2013 the Lower Income Housing Fee was waived for four new apartment developments for which Affordable Housing Agreements were approved with very low, low, and median income rental units (Anton Hacienda, California Center, Commons at Gateway, and Vintage). Three projects submitted for building permits in late 2013. Based on the 2014 fee amounts, the aggregate fee waiver is slightly over \$3 million for the four projects (with 1,125 total units).
Program 14.3	Expedite the development review process for housing proposals affordable to moderate-, low-, extremely low, and very-low-income households.	01/31/2015	The City continues to expedite development review process as shown by the four high density projects approved in 2013 including a total of 185 below market rate units. All were expedited through development review as priority projects.
Program 16.1	Monitor the results of the Inclusionary Zoning Ordinance annually to determine if developers are primarily building new housing units affordable to low- and very-low-income households instead of paying in-lieu fees for new developments. If it is	12/31/2013	The City has continued to monitor the Inclusionary Zoning Ordinance. In August 2012, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012. The consultant presented the Lower Income Housing Fee Study to the City Council and Housing Commission at a joint workshop in

	determined by the City Council, upon recommendation by the Housing Commission, that the Inclusionary Zoning Ordinance is not producing sufficient housing affordable to low- and very-low-income households, consider modifying the Ordinance so that it can better achieve that objective. As part of the inclusionary ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.		October 2013, at which the Council voted to maintain the Lower Income Housing Fee. In addition to considering the true cost of providing affordable housing, the study reviewed the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).
Program 41.7	Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.	01/31/2015	On March 19, 2013 the City Council adopted Ordinance No. 2060 adding Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) to comply with Program 41.10 of the Housing Element. As approved the ordinance would include a fee waiver on the basis of hardship.
Program 41.9	To ensure that there are adequate sites to accommodate the need for farm worker housing, modify the zoning ordinance as necessary to comply with the requirements of the Health and Safety Code sections 17021.5 and 17021.6 related to farm-worker employee housing.	09/30/2013	On March 19, 2013 the City Council adopted Ordinance No. 2062 amending various chapters in the Pleasanton Municipal Code Title 18 to comply California Health and Safety Code pertaining to Housing for Agricultural Employees consistent with Program 41.9 of the Housing Element.
Program 41.10	Adopt a reasonable accommodation ordinance to permit modifications of zoning provisions for housing intended to be occupied by persons with disabilities.	07/01/2013	On March 19, 2013 the City Council adopted Ordinance No. 2060 adding Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) to comply with Program 9.10 of the Housing Element. As approved the ordinance would include a fee waiver on the basis of hardship.
Program 44.2	Utilize the City's Lower-Income Housing Fund for low-interest loans to support alternative energy usage and/or	01/31/2015	The City continues to utilize the City's Lower-Income Housing Fund. In 2012, the City funded the addition of photovoltaic panels on six (6) price-restricted homes owned by low income first-time home buyers in Pleasanton through a

	significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to low and very-low income households.		partnership with GRID Alternatives (an ongoing program). The solar systems promote affordability by reducing the monthly housing costs for these residents. Although the program continued to be available in 2013, no home owners sought assistance during that period.
Program 45.3	The City will coordinate a workshop with non-profit housing developers and owners of sites rezoned to accommodate housing affordable to low and very low income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc.	12/31/2012	The City continues to support the development of new residential projects and coordinated a workshop on February 5, 2013 that was attended by non-profit and for-profit developers as well as owners of current residential sites within the City.
Program 45.4	As part of the City's Consolidated Annual Performance Evaluation Report approval, or other time deemed appropriate by the City Manager, the City Manager will present a report regarding the City's efforts to fulfill Resolution 10-390, the success of the efforts and the plan and proposals to attract well-designed housing affordable to low and very low income households with children in the future.	01/31/2015	On August 2013, the CAPER was completed for Fiscal Year 2012 (2012/13). The report was reviewed by the Pleasanton Human Services Commission prior to its submittal to HUD. The report included demographic information on persons assisted by various programs during the fiscal year, including income, race, elderly and disabled.
Program 46.1	Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of the adoption of the Housing Element to accommodate emergency shelters consistent with SB 2.	07/01/2013	On March 19, 2013 the City Council adopted Ordinance No. 2061 amending various chapters in the Pleasanton Municipal Code Title 18 to comply California Government Code pertaining to Emergency Homeless Shelters, Supportive Housing and Transitional Housing consistent with Programs 46.1 and 46.2 of the Housing Element.
Program 46.2	Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of adoption of the Housing Element to accommodate supportive and transitional housing consistent with SB 2.	07/01/2013	On March 19, 2013 the City Council adopted Ordinance No. 2061 amending various chapters in the Pleasanton Municipal Code Title 18 to comply California Government Code pertaining to Emergency Homeless Shelters, Supportive Housing and Transitional Housing consistent with Programs 46.1 and 46.2 of the Housing Element.
Program 17.1	Review and modify the lower-income-housing fee annually in conformance with AB 1600, and consider changing the basis of the fee to reflect the true cost of providing housing.	12/31/2013	the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012, and work was progressing at the beginning of 2013 with a mid-2013 completion. In addition to considering the true cost of providing affordable housing, the study will review the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).

Program 17.2	Exempt all housing units affordable to low- and very-low-income households from the low-income housing fee.	12/31/2013	The four projects approved in 2013 were exempted from the low-income housing fee. The City was working on several new projects in 2013 that will likely be approved in 2014, and the expectation is that all units affordable to low and very low income households will be exempt from payment of the Lower Income Housing Fee in conformance with the City's long-standing policy.
Program 17.4	Use the Lower-Income Housing Fund to extend rent restriction agreements, purchase land, write down mortgage costs, rehabilitate units, subsidize rents, issue tax-exempt bonds, post loan collateral, pay pre-development costs, and otherwise help produce housing units affordable to lower-income households. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.	12/31/2013	Use the Lower-Income Housing Fund to extend rent restriction agreements, purchase land, write down mortgage costs, rehabilitate units, subsidize rents, issue tax-exempt bonds, post loan collateral, pay pre-development costs, and otherwise help produce housing units affordable to lower-income households. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.
Program 34.1	Maintain building and housing code enforcement programs, and monitor project conditions of approval.	12/31/2013	The City continues to maintain an active Building and Code Enforcement programs in the City. The City responds to resident complaints related to Building Code and Housing Code violations. Generally, when such complaints are received, a Building Inspector, Code Enforcement Officer, or both, respond and investigate to determine if code violations exist. While this type of case is not tracked separately, it is estimated we investigated less than 10 cases of this type in 2013. Currently there are two ongoing substandard housing cases, both of which involve hoarding and egress issues.
Program 35.1	Provide and maintain existing sites zoned for multi-family housing, especially in locations near existing and planned transportation and other services, as needed to ensure that the City can meet its share of the regional housing need.	12/31/2013	The City continues to maintain existing residential sites near transportation corridors and services. Prior to the adoption of the 2009-2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services. Combined they can accommodate approximately 2,326 units. Of these nine sites, four large scale apartment and mixed use developments totaling 1,125 units have received approval, one of which has begun construction. In addition three sites were previously rezoned for high density, mixed use development in the Hacienda Business Park as part of a TOD near the BART station. Two of the sites received approval for 506 multi-family units but have yet to commence construction.
Program 36.2	Encourage the development of second	12/31/2013	The City continues to help assist homeowners of second units by developing a

	units and shared housing in R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single-family detached homes.		"toolkit" to promote rental of second units by interested owners. The City continues to promote the creation of second units. In 2013 Staff reviewed all existing design and performance standards for second units and concluded that creating an exception to the 15-foot height limit to enable construction of second units above a detached garage would allow greater flexibility for accommodating a second unit with minimal impacts to neighboring properties. Building permits were issued for eight second units in 2013.
Program 38.2	Utilize tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, low- and very-low-income households, to purchase land for such a use, and to reduce mortgage rates.	01/31/2015	The City continues to look for new financing mechanisms to assist in the development of affordable units. The City continues to assist in the development of affordable housing. The City worked with one for-profit developer, St. Anton Partners, on the issuance of tax-exempt bonds for a 168-unit apartment project in Hacienda Business Park that will include 35 units for very low income households (50% AMI). The project was approved in May 2013.
Program 41.3	Set aside a portion of the City's CDBG funds each year to developers of extremely low income housing, special needs housing and service providers.	01/31/2015	The City continues to set aside CDBG funds each year for extremely low housing and special needs housing. The City's Human Services Commission included housing in its November 2013 priority statement for the Housing and Human Services Grant (HHSg) application process for Fiscal Year 2013-14. The specific allocation of funds will be determined once applications are approved in April 2014. In 2013, the majority of the City's \$272,444 allocation of CDBG funds benefited these groups.
Program 41.4	Set aside a portion of the City's Lower-Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes.	01/31/2015	The City continues to set aside Lower-Income Housing Fund money to assist in projects that accommodate those with special needs. While a specific percentage has not been identified, the City has allocated a significant level of funding each year through the HHSg grant program to agencies that address the needs of special housing groups. In 2013, \$115,000 in LIHF funds were allocated to these groups.

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General Comments: